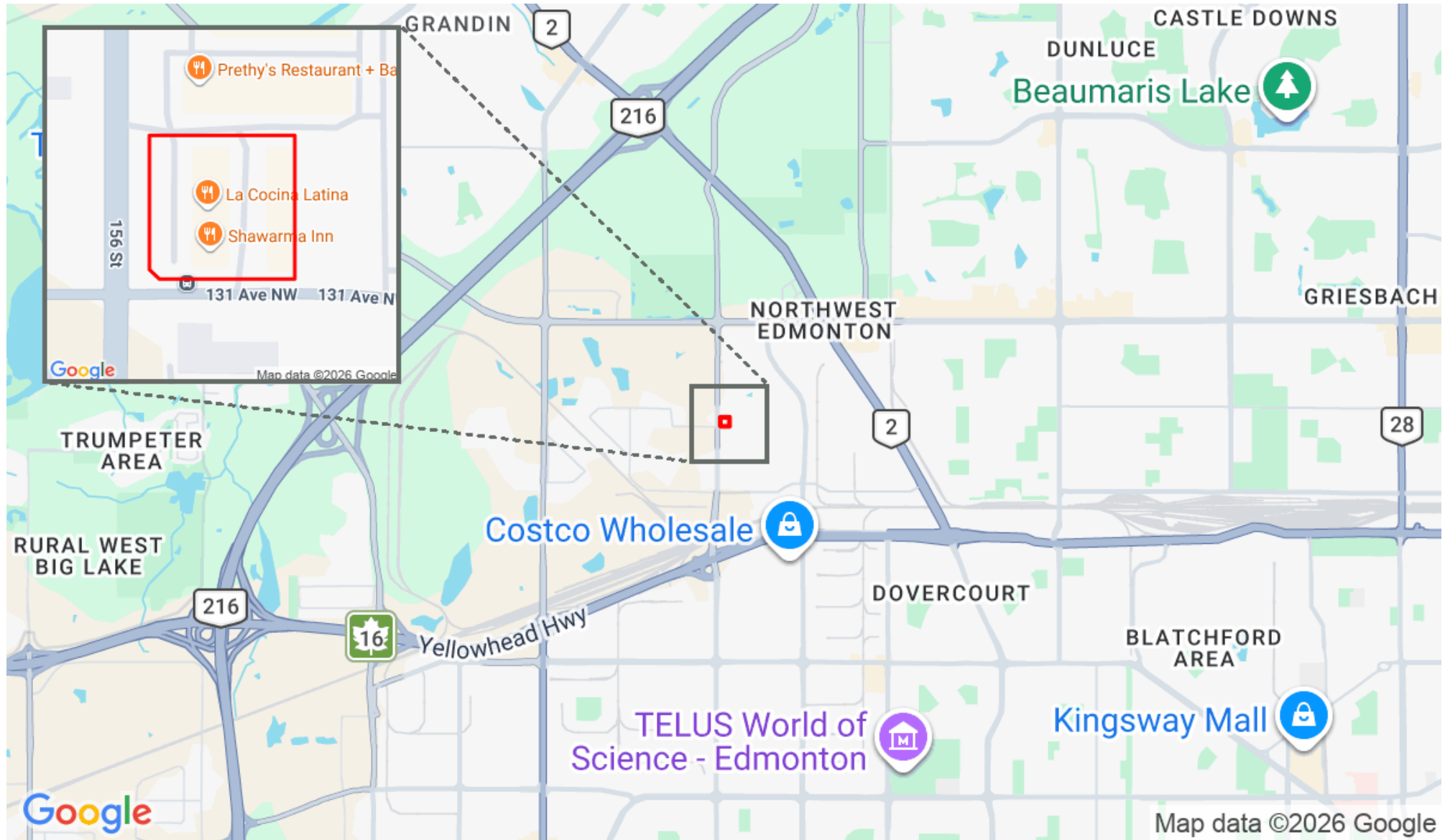


13119 156 St. NW

MOODY'S

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203-14101 West Block Dr Edmonton, AB T5N1L5 | 780-456-5656



Gerald Tostowaryk
gerald.t@royallepage.ca
780-887-3709

MOODY'S

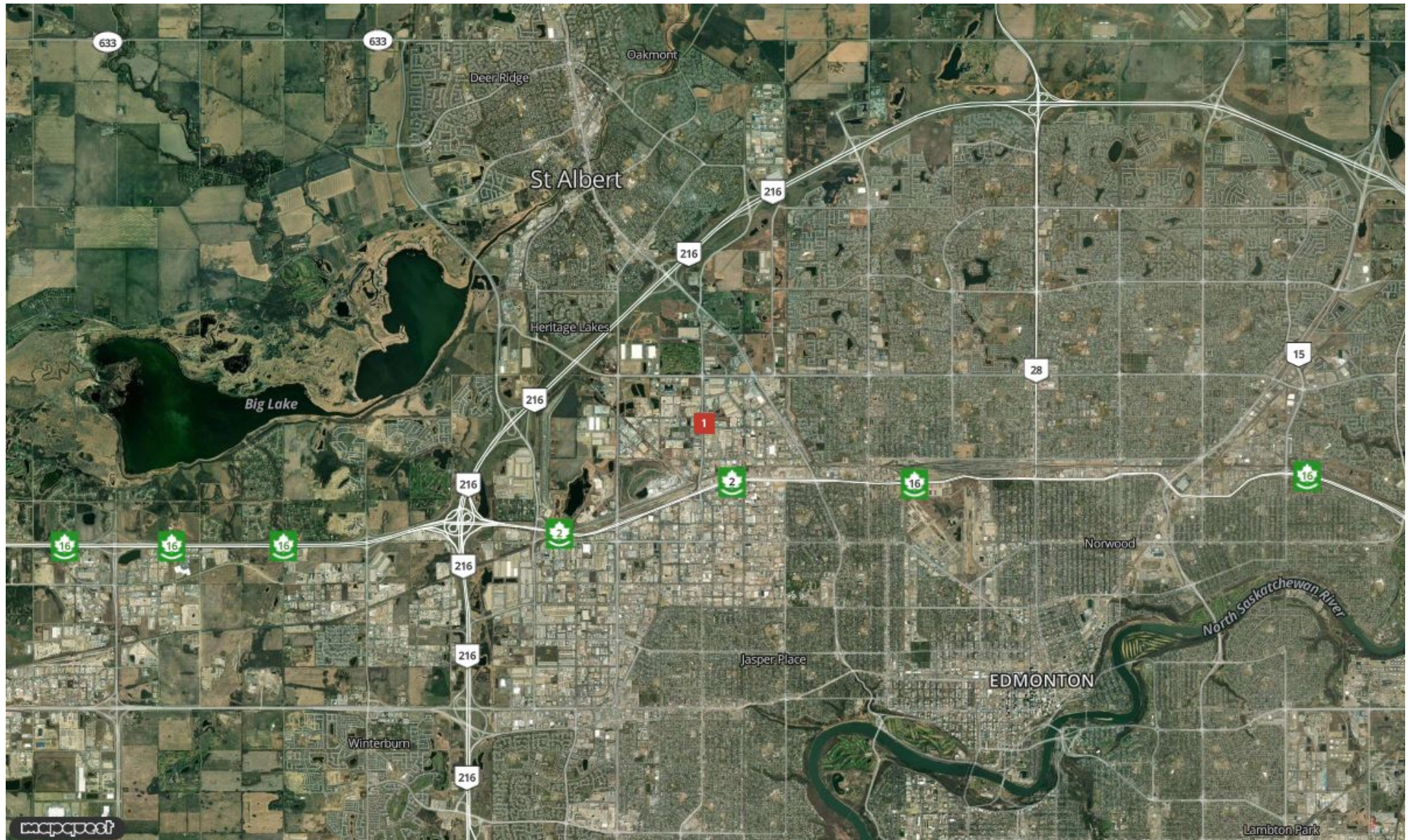
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Report for 13119 156 St. NW, E...

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Retail Condo For Sale

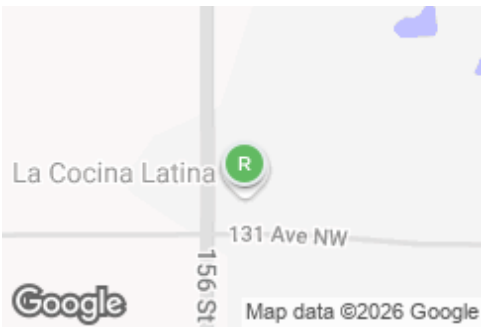
Condominium (Condos)

13119 156 St. NW, Edmonton, AB, T5V 1R9

Retail: Mixed Use Condo For Sale

Prepared on June 23, 2026

1 of 1 Listings



Listing Details | Retail Condo For Sale

Secondary Uses	Office
Condo	Yes
Total Available Space	3,256 SF
Asking Price	\$957,900
Listing Price Per SF	\$294.20
Cap Rate (Actual)	-
Possession	30 Days
Show Instructions	Call broker

Vacant	No
Available Date	Now
Days On Market	9 days
Date Listed	6/14/2026
Last Modified	6/23/2026
Listing ID	45069188
Restrooms	3
Parking Spaces	-

Description

Great investment with two long term, stable, successful tenants.

Property Features

Location Details

Address	13119 156 St. NW, Edmonton, AB, T5V...	Name	13119 156 St. Nw
Parcels	ca3b4f818e6d4496fa8baed4c9aae747		

Building Details

Sub Type	Mixed Use
Building Status	Existing
Building Size	2,206 SF
Land Size	1.84 Acres / 80,339 SF
Number of Buildings	1
Number of Floors	2
Year Built	2008
Occupancy Type	Multi-tenant
Yard	No
Electricity	Yes
Clear Height	-
Ceiling Height	-
Dock High Doors	-

Grade Level Doors	1
Sprinklers	-
Retail Space	2,206 SF
Office Space	1,050 SF
Condominiumized	Yes
Water	Yes
Sanitary Sewer	Yes
Natural Gas	Yes
Rentable Space	3,256 SF
Number of Tenants	2
Air Conditioned	Yes
Heated	Yes

Owner Contact Information

Legal Owner
Jcbf Enterprises Inc.

True Owner
Not Available

Property Listings

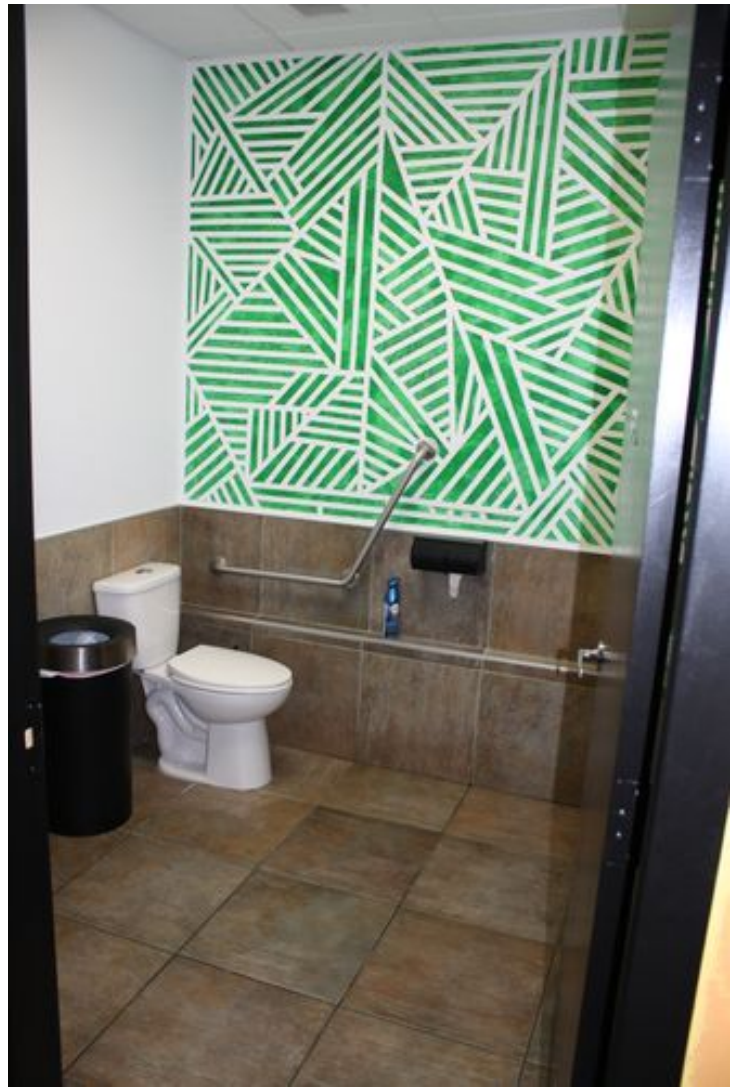
1 Listing | 3,256 SF | \$957,900

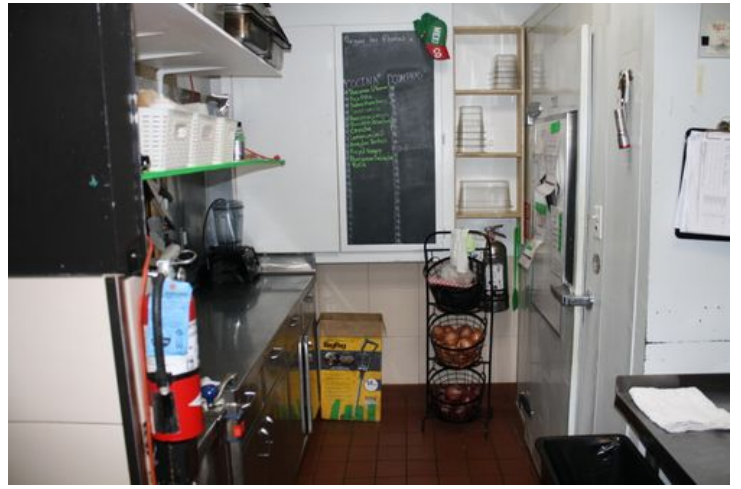
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Restaura...	-	3,256 SF	\$957,900	Now	-	-	-	-	Yes	-/-/-

Additional Photos











Contact



Gerald Tostowaryk
780-456-5656
gerald.t@royallepage.ca

Royal LePage Arteam Realty

Industrial Condo For Sale

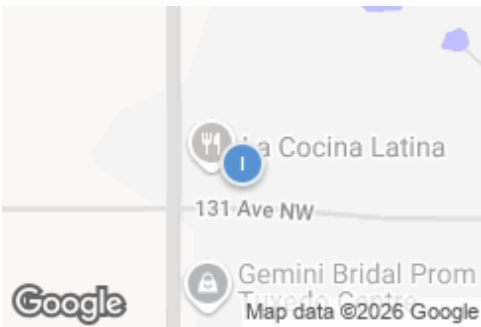
Condominium (Condos)

15530 131 Ave NW, Edmonton, AB, T5V 0A1

Industrial: Light Industrial Condo For Sale

Prepared on June 23, 2026

1 of 1 Listings



Listing Details | Industrial Condo For Sale

Condo	Yes
Total Available Space	1,495 SF
Asking Price	\$374,900
Listing Price Per SF	\$250.77
Cap Rate (Actual)	-
Total Expenses	\$10,192
Possession	30 Days
Show Instructions	Call broker
Tax Year	2025
Real Estate Taxes	\$10,192 in 2025
Vacant	No
Available Date	Now

Days On Market	9 days
Date Listed	6/14/2026
Last Modified	6/23/2026
Listing ID	45069206
Yard	Yes: Paved
Clear Height	-
Ceiling Height	18 - 20 ft
Dock High Doors	-
Grade Level Doors	1; 14'
Heated	Yes
Parking Spaces	-

Description

Currently leased until April 30, 2028.

Property Features

Location Details

Address	15530 131 Ave NW, Edmonton, AB, T5...	Name	15530 131 Ave Nw
Parcels	ca3b4f818e6d4496fa8baed4caaae747		

Building Details

Sub Type	Light Industrial	Grade Level Doors	1
Building Status	Existing	Sprinklers	-
Building Size	1,495 SF	Industrial Space	1,495 SF
Land Size	1.84 Acres / 80,339 SF	Condominiumized	Yes
Number of Buildings	1	Water	Yes
Number of Floors	1	Sanitary Sewer	Yes
Year Built	2008	Natural Gas	Yes
Occupancy Type	Single Tenant	Rail Service	No
Yard	Yes: Paved	Bay Depth	48 ft
Electricity	Yes	Column Spacing	29 ft wide
Clear Height	-	Rentable Space	1,495 SF
Ceiling Height	18 - 19 ft	Number of Tenants	1
Dock High Doors	-	Heated	Yes

Owner Contact Information

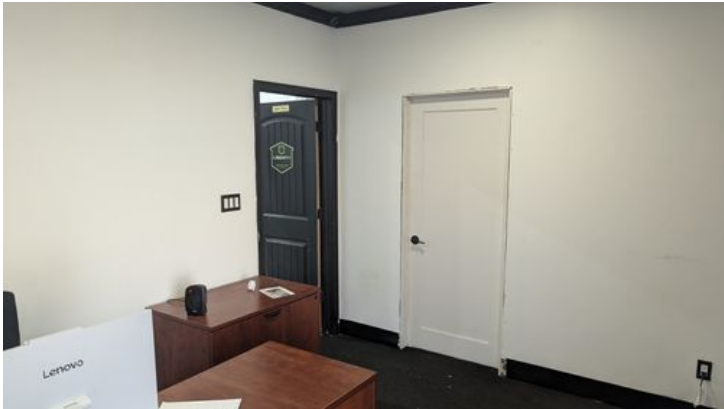
Legal Owner Jcbf Properties Inc.	True Owner Not Available
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Property Listings

1 Listing | 1,495 SF | \$374,900

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	1,495 SF	\$374,900	Now	-	18-20 ft	1 GD	-	Yes	- / - / -

Additional Photos







Contact



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Royal Lepage Arteam Realty

Industrial Condo For Sale

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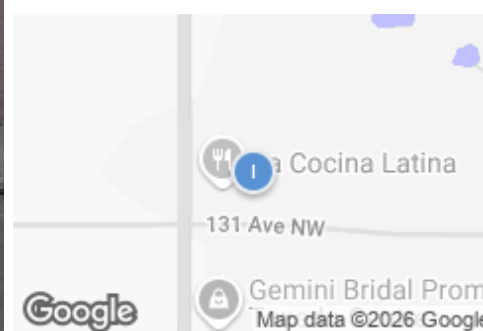
Condominium (Condos)

15534 131 Ave NW, Edmonton, AB, T5V 1R9

Industrial: Light Industrial Condo For Sale

Prepared on June 23, 2026

1 of 1 Listings



Listing Details | Industrial Condo For Sale

Condo	Yes
Total Available Space	2,516 SF
Asking Price	\$374,900
Listing Price Per SF	\$149.01
Cap Rate (Actual)	-
Total Expenses	\$10,772
Possession	30 Days
Show Instructions	Call broker
Tax Year	2025
Real Estate Taxes	\$10,772 in 2025
Vacant	No
Available Date	Now
Days On Market	9 days

Date Listed	6/14/2026
Last Modified	6/23/2026
Listing ID	45069214
Yard	Yes: Paved
Clear Height	-
Ceiling Height	18 - 20 ft
Dock High Doors	-
Grade Level Doors	1; 14'
Industr. Office Space	1,516 SF
Mezz. (Unfin.) Space	1,000 SF (Incl. in Available)
Heated	Yes
Parking Spaces	-

Description

Great stable income earner, currently leased until Feb 2029

Property Features

Location Details

Address	15534 131 Ave NW, Edmonton, AB, T5...
Zoning	BE

Parcels	ca3b4f818e6d4496fa8baed4caaae747
Name	15534 131 Ave Nw

MOODY'S

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Building Details

Sub Type	Light Industrial	Grade Level Doors	1
Building Status	Existing	Sprinklers	-
Building Size	1,516 SF	Industrial Space	1,516 SF
Land Size	1.84 Acres / 80,339 SF	Condominiumized	Yes
Number of Buildings	1	Water	Yes
Number of Floors	1	Sanitary Sewer	Yes
Year Built	2008	Natural Gas	Yes
Occupancy Type	Single Tenant	Bay Depth	48 ft
Yard	Yes: Paved	Column Spacing	29 ft wide
Electricity	Yes	Cranes	Not present
Clear Height	18 - 20 ft	Rentable Space	1,516 SF
Ceiling Height	-	Number of Tenants	1
Dock High Doors	-	Heated	Yes

Owner Contact Information

Legal Owner Jcbf Properties Inc.	True Owner Not Available
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Property Listings

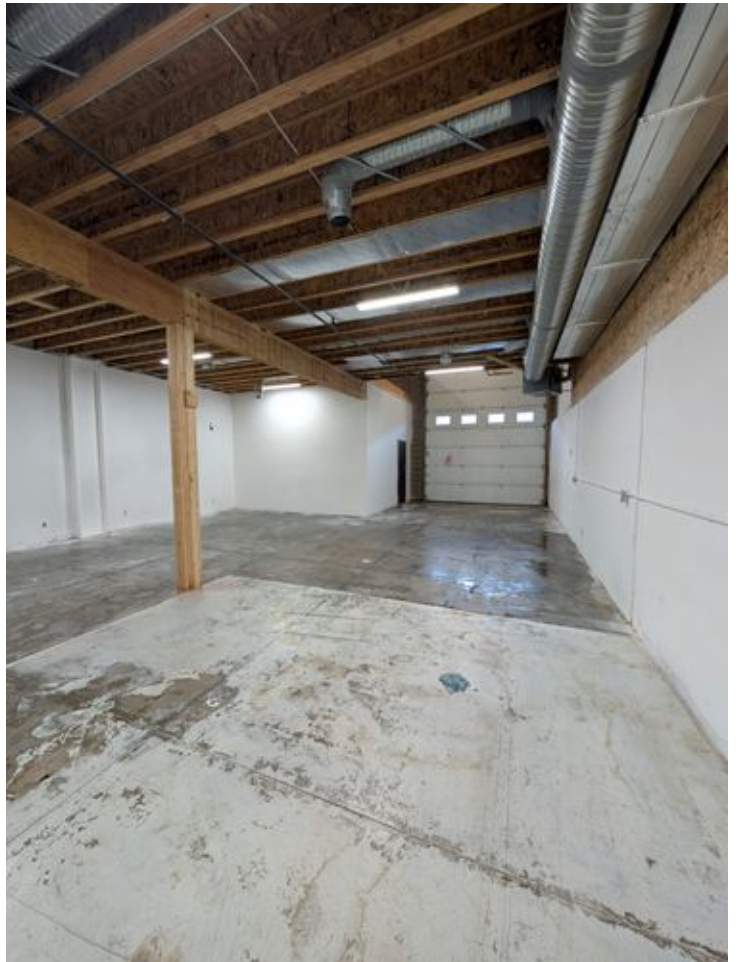
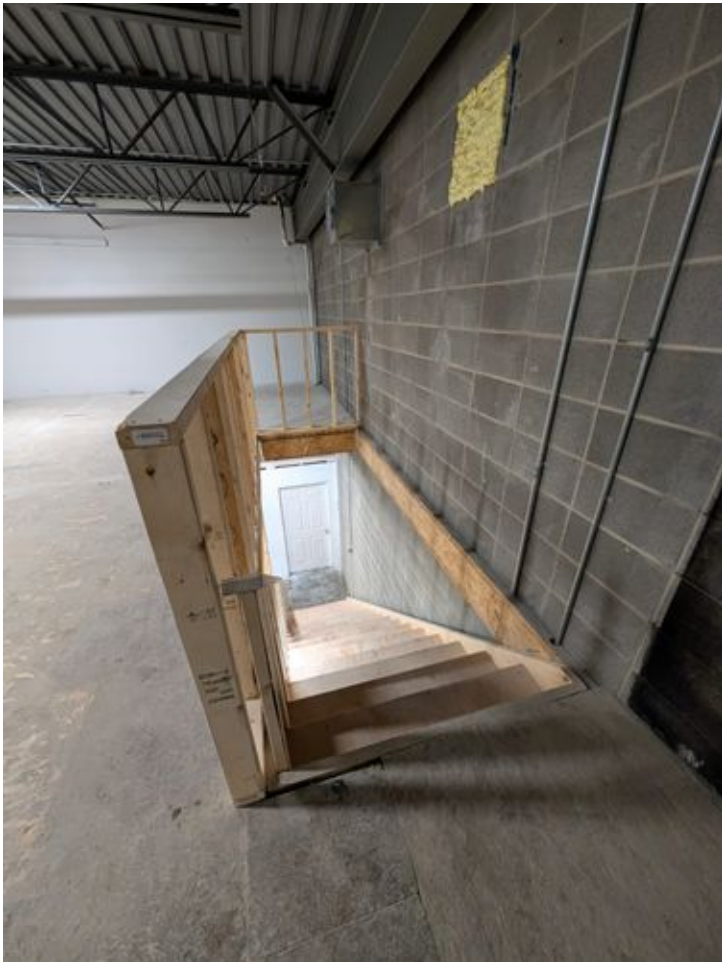
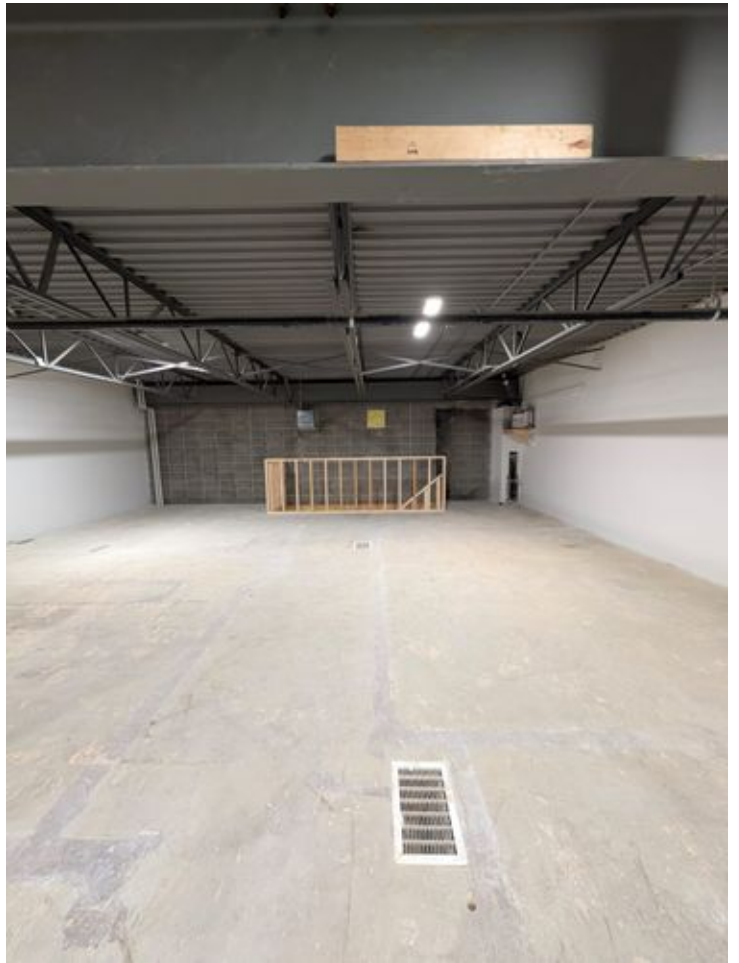
1 Listing | 2,516 SF | \$374,900

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	2,516 SF	\$374,900	Now	-	18-20 ft	1 GD	1,516 SF	Yes	- / - / -

Additional Photos







Industrial Condo For Sale

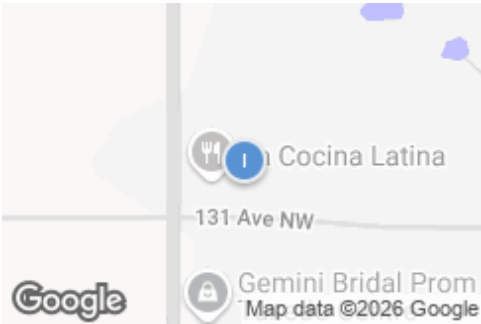
Condominium

15538 131 Ave NW, Edmonton, AB, T5V 1R9

Industrial: Light Industrial Condo For Sale

Prepared on June 23, 2026

1 of 1 Listings



Listing Details | Industrial Condo For Sale

Condo	Yes
Total Available Space	1,516 SF
Asking Price	\$374,900
Listing Price Per SF	\$247.30
Cap Rate (Actual)	-
Total Expenses	\$10,206
Possession	30 Days
Show Instructions	Call broker
Tax Year	2025
Real Estate Taxes	\$10,206 in 2025
Vacant	No
Available Date	Now

Days On Market	9 days
Date Listed	6/14/2026
Last Modified	6/23/2026
Listing ID	45069219
Yard	Yes: Paved
Clear Height	-
Ceiling Height	18 - 20 ft
Dock High Doors	-
Grade Level Doors	1; 14'
Heated	Yes
Parking Spaces	-

Description

Stable money maker leased until Feb 2027

Property Features

Location Details

Address	15538 131 Ave NW, Edmonton, AB, T5...
Zoning	BE

Parcels	ca3b4f818e6d4496fa8baed4caaae747
Name	15538 131 Ave Nw

Building Details

Sub Type	Light Industrial	Grade Level Doors	1
Building Status	Existing	Sprinklers	-
Building Size	1,516 SF	Water	Yes
Land Size	1.84 Acres / 80,339 SF	Sanitary Sewer	Yes
Number of Buildings	1	Natural Gas	Yes
Number of Floors	1	Rail Service	No
Year Built	2008	Bay Depth	29 ft
Occupancy Type	Single Tenant	Column Spacing	29 ft wide
Yard	Yes: Paved	Cranes	Not present
Electricity	Yes	Mezz. Unfinished SF	1,170 SF
Clear Height	18 - 20 ft	Rentable Space	1,516 SF
Ceiling Height	-	Number of Tenants	1
Dock High Doors	-	Heated	Yes

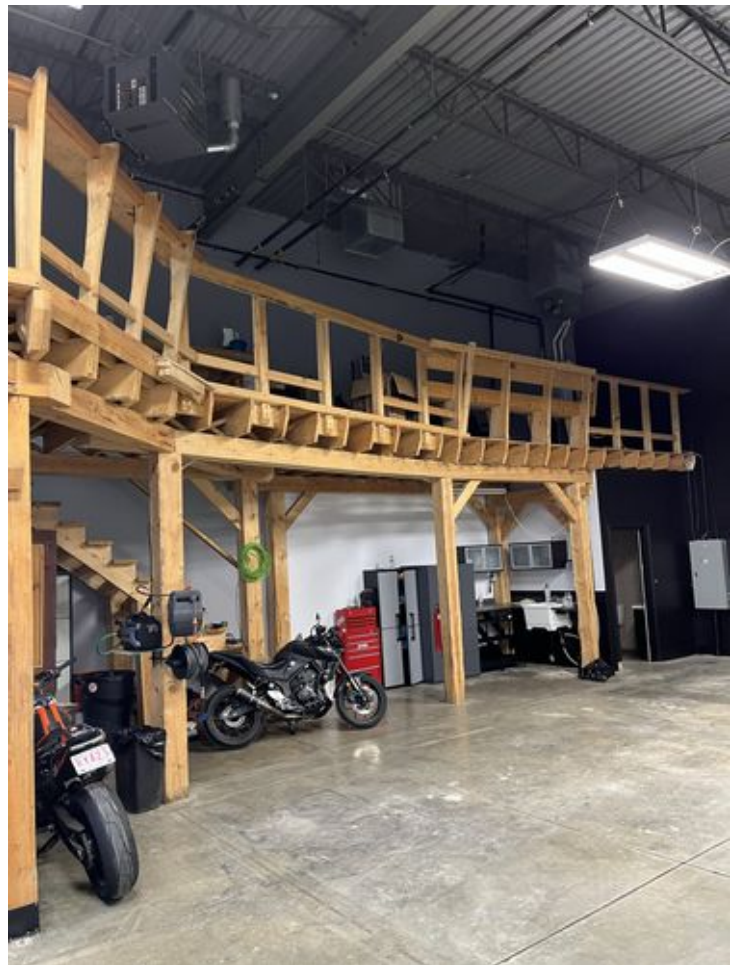
Owner Contact Information

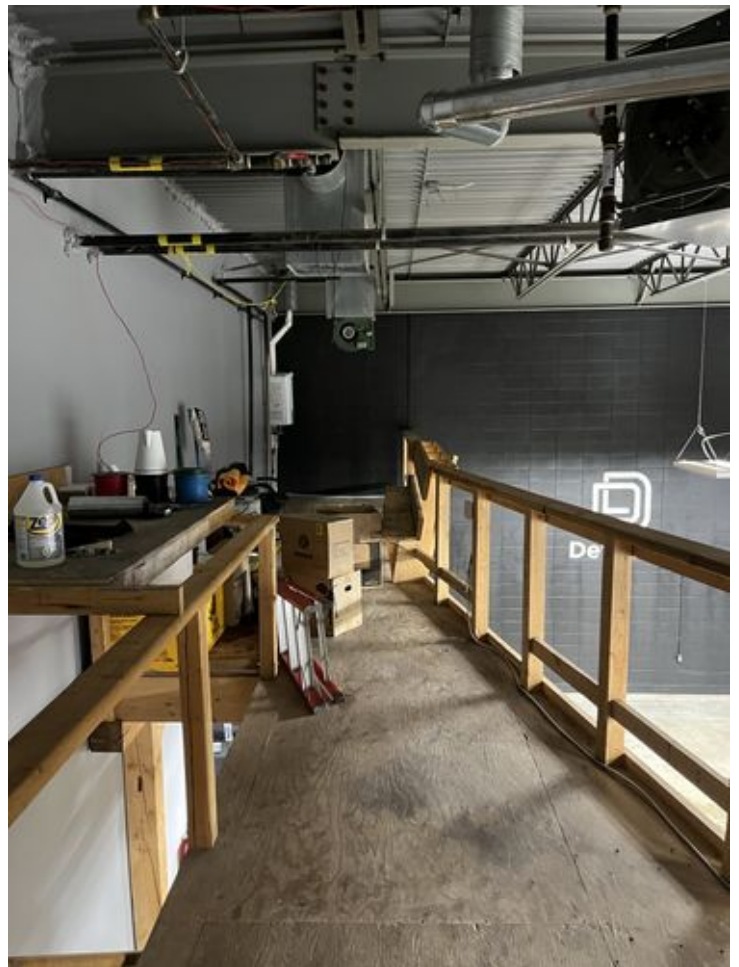
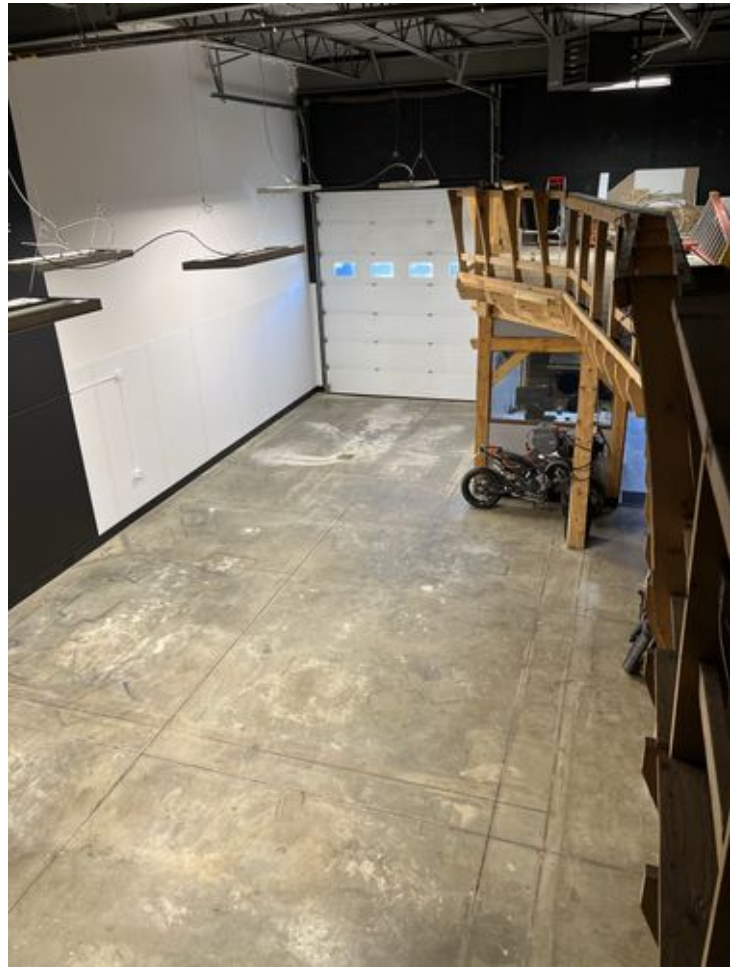
Legal Owner Jcbf Properties Inc.	True Owner Not Available
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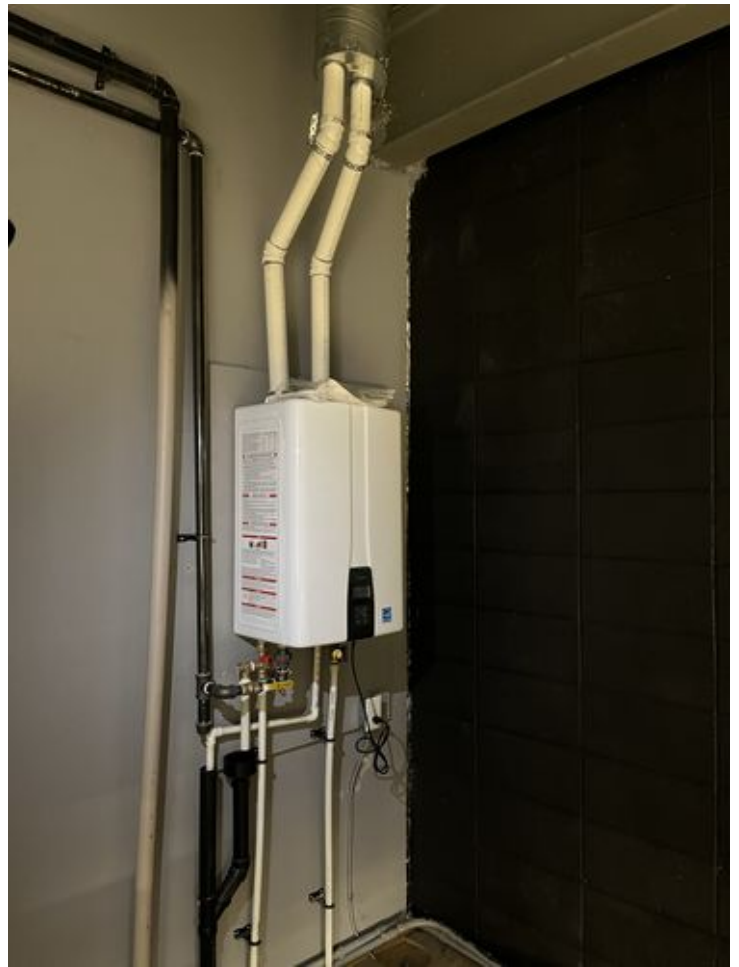
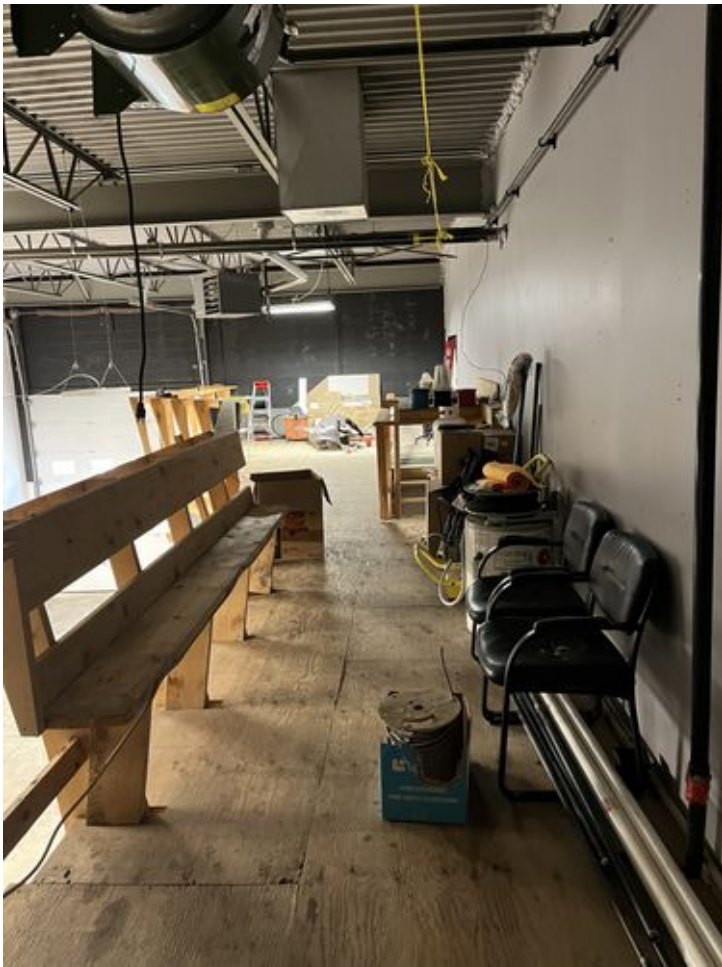
Property Listings

1 Listing | 1,516 SF | \$374,900

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	1,516 SF	\$374,900	Now	-	18-20 ft	1 GD	-	Yes	- / - / -









Industrial Condo For Sale

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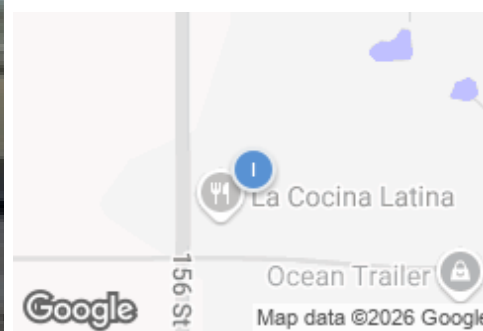
Condominium (Condos)

15558 131 Ave NW, Edmonton, AB, T5V 1R9

Industrial: Light Industrial Condo For Sale

Prepared on June 23, 2026

1 of 1 Listings



Listing Details | Industrial Condo For Sale

Condo	Yes
Total Available Space	1,495 SF
Asking Price	\$374,900
Listing Price Per SF	\$250.77
Cap Rate (Actual)	-
Total Expenses	\$10,320
Possession	30 Days
Signage	None
Show Instructions	Call broker
Tax Year	2025
Real Estate Taxes	\$10,320 in 2025
Vacant	No

Available Date	Now
Days On Market	9 days
Date Listed	6/14/2026
Last Modified	6/23/2026
Listing ID	45069221
Yard	Yes: Paved
Clear Height	-
Ceiling Height	18 - 20 ft
Dock High Doors	-
Grade Level Doors	1; 14'
Heated	Yes
Parking Spaces	-

Description

Stable money maker leased until August 2027

Property Features

Location Details

Address	15558 131 Ave NW, Edmonton, AB, T5...
Zoning	BE

Parcels	ca3b4f818e6d4496fa8baed4caaae747
Name	15558 131 Ave Nw

MOODY'S

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Building Details

Sub Type	Light Industrial	Grade Level Doors	1
Building Status	Existing	Sprinklers	-
Building Size	1,495 SF	Industrial Space	1,495 SF
Land Size	1.84 Acres / 80,339 SF	Condominiumized	Yes
Number of Buildings	1	Water	Yes
Number of Floors	1	Sanitary Sewer	Yes
Year Built	2008	Natural Gas	Yes
Occupancy Type	Single Tenant	Rail Service	No
Yard	Yes: Paved	Bay Depth	29 ft
Electricity	Yes	Column Spacing	29 ft wide
Clear Height	-	Cranes	Not present
Ceiling Height	18 - 20 ft	Rentable Space	1,495 SF
Dock High Doors	-	Heated	Yes

Owner Contact Information

Legal Owner Jcbf Properties Inc.	True Owner Not Available
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Property Listings

1 Listing | 1,495 SF | \$374,900

Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Sale	Industrial	-	1,495 SF	\$374,900	Now	-	18-20 ft	1 GD	-	Yes	-/-/-

Contact



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gerald.t@royallepage.ca

Royal Lepage Arteam Realty